

OWNER'S STATEMENT

Certificate of record owner and security holder

We, the undersigned hereby certify, that as of the date of recordation of this Condominium Plan, to being the record owners and holders of security interests in the real property described herein. We also hereby certify to the consent of the recordation of this Condominium Plan pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, by the County Recorder, Mono County, California.

As owners:

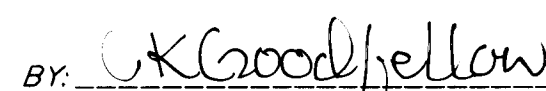
Stonegate Mammoth LLC, a California Limited Liability Company



ELLIOTT F. BRAINARD
name title

As Beneficiary:

Bank of America, N.A., a national banking association, beneficiary under the Construction Deed of Trust, Assignment, Security Agreement and Fixture Filing recorded on 1/13/2006 as Instrument No. 2006000374 of Official Records

BY: 

Cynthia Goodfellow, Senior Vice President

State of California

) ss.

County of Mono

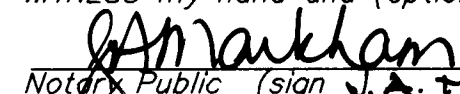
On NOVEMBER 9, 2006 before me,J.A. MARKHAM,

a Notary Public in and for said County and State, personally appeared

Elliott F. Brainard

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the within instrument.

WITNESS my hand and (optional) official seal:


Notary Public (sign J.A. MARKHAM and print name)

My commission expires: 4-10-10County of my principal place of business: MONO

State of California

) ss.

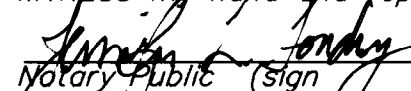
County of ORANGEOn NOVEMBER 16, 2006 before me,JENNIFER L. FONDRY, NOTARY PUBLIC

a Notary Public in and for said County and State, personally appeared

Cynthia Goodfellow

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and (optional) official seal:

 JENNIFER L. FONDRY
Notary Public (sign and print name)

My commission expires: SEPT 16, 2007County of my principal place of business: ORANGE**NOTES AND DEFINITIONS**

This is a "Condominium Plan" for a "Condominium Project" as those terms are defined in California Civil Code Sections 1351(e) and (f).

1. "Property" shall refer to all of the real property described in the legal description set forth hereon.

2. The "Condominium Project" contains 14 residential "Units" numbered 1 through 14, and also contains the "Association Common Area", "Residential Common Area", and "Exclusive Use Common Area" as designated herein.

3. "Association" means the Stonegate Mammoth Owners Association, a California nonprofit mutual benefit corporation, its successors and assigns. The Association is an "association" as defined in California Civil Code Section 1351(a).

4. "Common Area" is a collective term that means and refers to the following three types of Common Area within the development, as defined by California Civil Code Section 1351(b), and described and defined in this Plan namely: "Association Common Area"; (b) "Residential Common Area"; and (c) "Exclusive Use Common Area" that is appurtenant to and designated for the exclusive use of one or more, but fewer than, all of the Condominium Owners..

5. "Association Common Area" shall refer to all portions of the "Condominium Project" other than the "Units" and the "Residential Common Area" as shown on this plan and includes all the "Common Facilities" thereon.

6. "Residential Common Area" consists of the same horizontal boundaries for Lot 1, as shown on Sheet 2 of this Condominium Plan. The upper and lower boundaries are shown by Section A-A on Sheet 2. The Residential Common Area described herein is owned by each Unit's owner as a 1/14th undivided ownership interest as tenants-in-common.

7. "Exclusive Use Common Area" or "EUCA" means and refers to those portions of the "Association Common Area" that are designated as such in this Condominium Plan and set aside for the exclusive use of a Unit owner or owners (to the exclusion of other Unit owners), pursuant to Section 2.02(f) of the Declaration, and shall constitute "exclusive use common area" as defined in California Civil Code Section 1351(i) and shall include:

A. "Deck Area" shall refer to portions of the "Association Common Area" designated for use as a deck. The exclusive use of these areas shall be reserved to the owner of a particular "Unit" and designated by the letter "D" followed by the "Unit" number to which the deck is appurtenant.

8. "Common Facilities" refers to, without limitation, private streets and parking areas, landscaped areas, pedestrian trails, utilities (including water supply, sanitary sewer, and storm drainage facilities, lighting fixtures and other facilities constructed or installed, to be constructed or installed, or currently located on or within any portion of the "Association Common Area".

9. "Unit" means and refers to the elements of the Condominium that is owned separately, as a freehold estate, the boundaries of which contain both air and ground space, together with an individual residence structure and all improvements to be constructed therein, all as more particularly shown, numbered and designated in this Condominium Plan. For the purposes hereof, the term "Unit" is deemed to be a "separate interest", as defined in Section 1351(f) of the California Civil Code, as same may be amended from time to time.

10. For definition of terms not otherwise defined on this Plan, refer to the Declaration of Covenants, Conditions and Restrictions For Stonegate at Mammoth Lakes establishing a plan of condominium ownership for the "Property" recorded as Instrument Number 2005006426 of the Official Records of Mono County on file in the office of the Mono County Recorder.

11. All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.

12. All lines defining condominium ownership areas intersect at 90° unless noted otherwise.

13. In interpreting deeds and plans, the existing physical boundaries of the unit or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variance between boundaries shown on the plan or in the deed and those of the building.

14. In the event of any conflict between the notes and the definitions set forth herein and the definitions contained in the Condominium Covenants, the Condominium Covenants shall control.

15. The location of the units as shown herein are based upon the planned locations of the enclosed residence structures as designed by Lundahl & Associates, pursuant to architectural drawings dated 3/18/2005 provided by Lundahl & Associates in an electronic format and are not the result of surveyed locations.

15. Unit types are designated hereon by the letters "A" and "B". Unit types which are followed by the letter "(R)" indicate a reverse plan unit.

RECORDER'S CERTIFICATE

Document No. 2006009516 filed this 29 day of Nov., 2006, at 10:54 AM., in Book 2 of Condominium Plans at Pages 70-70 B at the request of Elliott Brainard

Renn Nolan
County Recorder

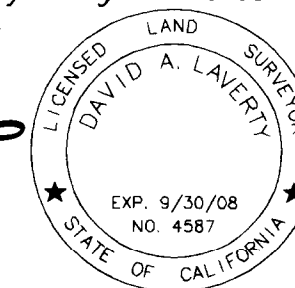
By: 
Deputy County Recorder


SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 3 sheets correctly shows the boundaries of the land and relation to the units shown thereon. This is a Condominium Plan and accordingly, no structural analysis or design features were considered, nor were any design features reviewed for conformance with local building codes or ordinances.

November 8 2006

Date




David A. Laverty, L.S. 4587
Expires 9/30/08

LEGAL DESCRIPTION

Lot 1 of Tract No. 36-215 as recorded in Book 10, Page 92 of Tract Maps, on file in the office of the County Recorder, Mono County, California.

**CONDOMINIUM PLAN FOR
STONEGATE AT MAMMOTH**

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36-215
PER MAP RECORDED IN BOOK 10 OF TRACT MAPS, AT
PAGES 92 THROUGH 92A.

